



PLANNING BOARD AGENDA After-Action January 24, 2006

- Traffic and MMP projects – for the April meeting:

The Board wants to look at choke points and what options are available to increase mobility at the following intersections. Fred Beckman and Fernando Vazquez, Public Works Director and City Engineer, respectively, agreed to bring what material is available for discussion at the April meeting.

Alton/395/5th Street.

195 as it descends on to 41st Street.

Alton Road/17th Street/Dade Boulevard

41st Street/Pinetree Drive/Collins Avenue, including the Bridge.

71st Street and Dickens Avenue/Indian Creek/Normandy Drive

Collins Avenue from 63rd Street to 77th Street

Indian Creek/Harding Avenue at 71st Street

Conceptual plans for 15th and 16th Streets

1. **File No. 1752 – 661-665 Washington Avenue. Neighborhood Impact Establishment.** The applicant, PCHA, LLC is requesting Conditional Use approval to operate a Neighborhood Impact Establishment when combining an existing restaurant with dance and entertainment with the adjacent space which increases the occupancy in excess of 200 persons.

Motion: Leff/Courtney. Vote: 7-0. Continue to the February meeting.

1. **Revocation hearing - File No. 1495 – 133 and 141 Collins Avenue – Parking Lot.**

No action taken. This item due to come back for an extension request at the March meeting

2. **Progress Report - File No. 1734 – 1801 Collins Avenue - Shelborne Hotel.** The applicant, Shelborne Associates, is requesting Conditional Use approval to operate Shine, a Neighborhood Impact Establishment, at the lobby level in the space previously used by a ballroom and surrounding area.

Progress report in 30 days. Applicant must immediately develop and implement a sound reduction plan. Immediately ensure that outdoor speakers are for ambient music only and that sound system controls are only operated by management so that music emanating is at or less than the level of conversation. At the February meeting, present acoustical study and recommended remedies.

B. Previously Continued Items

1. **File No. 1744 – 4300 Alton Road – Mount Sinai – Ordinance.** An Ordinance of the Mayor and City Commission of the City of Miami, Florida amending Chapter 138, Article IV of the Code of the City of Miami Beach, by amending Section 138-137, “Banners and Balloon Signs,” to provide allow for certain temporary signs in the HD, Hospital District. This amendment would permit the placement of two Temporary Banners in an HD, Hospital District, to exceed the time limit of 15 days per calendar year and instead allow them to be displayed for a period not to exceed one year.

Application deferred indefinitely at the request of the applicant.

C. New Applications

2. **File No. 1672 – 1031 4th Street. Extension of time.** The applicant, Florida Power and Light Co., is requesting a one-year extension of time to obtain a full building permit to construct an enclosed electrical distribution substation as per approved Conditional Use Permit.

Motion: Malakoff/Courtney. Vote: 7-0. Approved

3. **File No. 1751 – 2024 Alton Road. Lot Split.** The applicants, Rafael and Irene Suarez, are requesting a division of land/lot split that will allow the owners to retain the existing residence and construct another house on the resulting parcel.

Motion: Sanchez/Kuperman. Vote: 7-0. Continue to the February meeting at the applicant’s request.

4. **File No. File No. 1560. 1434 Drexel Avenue - Feinberg Fisher Elementary School Surface Parking Lots.** The applicant, Key Parking Services, Inc. is requesting a modification to the existing Conditional Use Permit in order to allow valet and self-parking and extend the hours of operation for the underutilized use of the parking lots within the Feinberg Fisher Elementary School campus.

Motion: Sanchez/Berman. Vote: 7-0. Approve subject to staff recommendation.

5. **File No. 1753. Ordinance** – An Ordinance of the Mayor and City Commission of the City of Miami Beach amending the Land Development Regulations of the City Code by amending Chapter 142, “Zoning Districts and Regulations,” Article II, “District Regulations,” Division 4, “CD-1 Commercial, Low Intensity District,” Section 142-275 “Prohibited Uses” of the City Code, to prohibit Dance Hall and/or Entertainment Establishment Uses in the CD-1 Commercial Low Intensity Zoning District; Providing for Codification, Repealer, Severability and Effective Date.

Motion: Leff/Courtney. Vote: 6-0 (Kuperman absent during this vote). Recommend approval of the ordinance to the City Commission.

6. **Discussion:** Development Regulations for the Flamingo Park neighborhood and east edge of Alton Road. (Referred by City Commission)

Motion: Malakoff/Leff. Vote: 7-0.

Prepare ordinance for public hearing in February. Address the following:

Reduce of FAR from 1.25 to 1.00 in the RM-1 (Flamingo District).

Reduce height limit in the RM-1 (Flamingo).

Eliminate the RM-2 bonus loophole for CD-2 districts and also possibly the height for the CD-2.

7. **Discussion:** File No. 1740. Sunsouth Place, 530 Meridian Avenue. (at the request of the City Attorney's office)

Motion: Malakoff/Courtney. Vote: 4-2 (Sanchez & Kuperman against - Berman absent).
Reconsider action by the PB at the December meeting.

Motion: Courtney/Malakoff. Vote: 5-1 (Sanchez, no; Berman absent). Continue to the March meeting, first item on the agenda. Must re-notice by mail.

5:30 P.M. - PUBLIC WORKSHOP – SINGLE-FAMILY DEVELOPMENT REGULATIONS

After lengthy discussion, the Board directed staff to bring the ordinance for public hearing at the March meeting, making the following changes, with the idea that if necessary during the public hearing process, the proposal could be changed, liberalized or amended:

1. Sliding scale to have a flat line at 25%.
 2. Height to remain the same at 33 feet, but only two stories instead of three. Measure height from flood elevation to a higher number than 12 feet for the one-story structure. (?)
 3. Look at large lots, perhaps >30,000 sq.ft., depending on the width of the lot, whether the 25% lot coverage can be eliminated altogether and replace with setback requirements.
 4. Administrative review by staff – appeals perhaps to the DRB similar to the architecturally significant s/f process.
 5. Bring back the same proposal of restricting 2nd floor but only on smaller lots. Make the requirement for all lots, which after the public hearing could be liberalized. Also look at the length of continuous wall.
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IV. Meetings Reminder / New Business

*** Next Month's Regular Meeting: TUESDAY, February 28, 2006 at 1:30 p.m. for discussion of Planning issues and 3:00 for the regular agenda, unless otherwise changed in consultation with the Chairperson depending on the length of the agenda. Please mark your calendars and inform staff if you have a schedule conflict.

V. Adjournment

Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).